



Session ordinaire du 7 septembre 2021
PÉRIODE DE QUESTIONS /
Ordinary sitting of September 7, 2021
QUESTION PERIOD

Début: 19 h 10 Fin: 20 h 10

1	Q	<ol style="list-style-type: none"> 1. What is the legal basis for this sale of municipal land at Old Chelsea Road and Highway 5 (near where the pumping station is located) to Hendrick Farm developers? 2. If there is an obligation based on an earlier agreement, what created this obligation to sell, and why and when did Council authorize such an obligation?
	R	<ol style="list-style-type: none"> 1. At the time of the purchase of this lot from minister of Transportation of Québec, there were discussions between Hendrick Farm and the Municipality for the sale of a portion of the lot that was called "residual". Article 6.1 of the municipal code allows the municipality to sell the Hendrick Farm at the market value. 2. There were discussions between Hendrick Farm, staff, and the Council in 2014 and 2015: a verbal agreement would be similar to a promise. The Municipality must finalize the process and give its decision regarding the sale through a resolution, this step was not completed. A resolution will be presented during this meeting for decision.
2	Q	<ol style="list-style-type: none"> 1. I am writing today to express my concern about the \$500 a year fee to continue to have the dock in front of our house. Perhaps the Municipality of Chelsea would consider selling us the land in front of our property instead? 2. In addition, I feel that existing docks should be allowed to maintain their current size.
	R	<ol style="list-style-type: none"> 1. The Council is not considering the sale of Hydro-Québec lands along the shoreline. 2. The by-law on the size of docks is in a separate by-law, and not being discussed tonight.
3	Q	Will Council reaffirm the Mayor's previous comment and assure the Cantley property owners who require docks for transportation to access their properties that their docks will not be removed?
	R	For clarification, what was said is that no dock would be removed until the Dock By-law was adopted. This new by-law does not apply to Cantley residents who own docks on public land in Chelsea and use it to access their landlocked properties in Cantley. Those unique situations will be evaluated and dealt with on a case-by-case basis.
4	Q	Would Council consider creating different types of municipal docks? For example, some that would be open to Chelsea residents, others that would be open to the public and still others that would be public but limited to residents of certain roads?
	R	<p>Chelsea Council has been debating this for some time now and has reached a consensus. The by-law presented tonight is the result of all the efforts of the members to be fair to all and to protect the environment.</p> <ul style="list-style-type: none"> • No public docks will be restricted to Chelsea residents only or restricted to exclusive members of an association or private road group. • Docks located on public land corresponding to case 1 (on Voie Verte) or case 2 (on chemin de la Rivière), will remain private and accessible only by its owner, for a rental fee. • Docks located on public land corresponding to case 3, former private docks, could become public dock accessible to the public. • Community docks, proposed in the Farm Point and beside the Boucanerie, will be accessible to the public.
5	Q	<ol style="list-style-type: none"> 1. Lors de la rencontre du conseil municipal du 3 août, 2021, la mairesse et les membres du conseil ont invité la population à participer à la rencontre du comité consultatif des travaux publics et des infrastructures pour discuter de la politique de stationnement au sein du règlement 1211-21 et lui apporter des modifications, au besoin. La rencontre du comité consultatif des travaux publics et des infrastructures qui devait se tenir le 20 août, 2021, a été annulée et les citoyens n'ont pas été en mesure de s'exprimer. Pourquoi est-ce que la Municipalité souhaite adopter le règlement 1211-21 aujourd'hui alors qu'il n'y a pas eu de consultation et que plusieurs résidents du quartier Meredith s'opposent à la politique sur le stationnement qui se trouve dans le règlement 1211-21?

5	Q	2. Qui, la Municipalité a-t-elle consultée par rapport aux règles de stationnement incluses dans le règlement 1211-21 et pourquoi ces règles sur le stationnement sont-elles nécessaires alors qu'il n'y a aucun problème de stationnement dans le quartier?
	R	<p>1. Étant donné que la rencontre du comité consultatif des travaux publics et infrastructures (CCTPI) du mois août a été reportée, nous avons convenu de reporter l'item 8d (Rues partagées) au mois d'octobre. Ainsi les résidents concernés qui s'étaient présentés à la séance du conseil du mois d'août pourront participer à la rencontre du CCTPI prévue le 17 septembre pour poser leurs questions et exprimer leurs préoccupations.</p> <p>2. La demande de rue partagée et le concept furent déposés par le promoteur. Celui-ci nous a indiqué que les résidents de son quartier étaient en faveur d'un tel concept.</p>
6	Q	<p>1. Comment la Municipalité peut-elle gérer ces désagréments concernant les quais pour les résidents des chemins privés donnant sur la rivière à Farm Point?</p> <p>2. Si votre but n'est pas de transformer notre quai communautaire en quai municipal, alors pourquoi nous interdire de conserver un quai qui unit plus de vingt familles dans un esprit de communauté depuis des décennies?</p>
	R	<p>1. La Municipalité gère déjà les désagréments et les plaintes relatives aux quais situés sur l'emprise municipale depuis des années. C'est d'ailleurs cet enjeu récurrent qui a apporté la Municipalité à vouloir créer un règlement qui établit une pratique de gestion des quais juste et équitable envers tous les résidents de Chelsea, pour que chacun puisse avoir un accès sécuritaire à la rivière Gatineau, tout en minimisant les impacts sur la vie privée des résidents habitant à proximité de la rivière.</p> <p>2. La Municipalité aurait pu exiger que tous les quais privés et communautaires situés sur l'emprise municipale soient complètement retirés de la rive.</p> <p>Au contraire, le conseil municipal a préféré consulter la population et collaborer avec elle pour trouver une solution qui permettra aux familles qui ont eu la chance de profiter d'un quai pendant des décennies de le conserver, à la condition qu'il soit transféré à la Municipalité.</p> <p>Ainsi, les bénéfices du quai et de l'accès à la rivière ne seront plus réservés exclusivement à un nombre restreint de résidents, mais accessible à l'ensemble des résidents de Chelsea.</p>
7	Q	<p>I am writing to ask you to use your power to amend the proposed Dock By-law to create a permit option for private road communities that have a long-standing historical connection with the Gatineau River.</p> <p>Three options to ensure this would be:</p> <ol style="list-style-type: none"> 1. To clarify that section 2.5.3 of the proposed by-law also applies to private road lots that would be continuous with the river were it not for the Voie Verte and/or the River Road. 2. To clarify in section 2.6.2 that municipal dock status can also be allocated to a dock belonging to a road community if said road community fronts on the river or has a historical and sustainable connection with the river. 3. To add a section CAS TYPE 3 to the proposed bylaw for road community docks of roads with a historical connection to the Gatineau River due to being continuous to the Gatineau River if not for the presences of the Voie Verte and/or the chemin de la Rivière.
	R	The Council has considered the proposition and had decided to maintain the Dock By-law as it was presented.
8	Q	<ol style="list-style-type: none"> 1. On January 22nd, 2019, I was told bylaws required the MRC to build an opaque fence on the property line between their parking lot and my property This was re-confirmed at a council meeting on July 6th, 2021, or 2.5 years later. Nothing has happened. My question is how is enforcement handled? Some of my neighbors receive notices of daily penalties for not following a by-law. 2. The Lofts Phase 2 is underway. Significant debris abuts my property line, to the extent of leaning against my fence and unsettling 2 fence posts. What are the requirements for property owners regarding setbacks during construction?



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8	R	<ol style="list-style-type: none"> 1. An opaque fence must be installed along the parking lot because of its proximity to the property line. However, the construction project is still ongoing, and the municipality has not yet delivered the building permits for the second phase of the project located closer to your residence. Therefore, it's normal that the fence has not been built; it will most likely be built with the rest of the landscaping at the end of the project. Enforcement is handled with a performance bond paid by the developer and reimbursed after the final inspection of the construction project, but only on the condition that the project meets all the requirements and municipals by-laws. If the developer doesn't build this opaque fence, his performance bond won't be reimbursed. 2. Their construction material should not be leaning on your fence. Your complaint was submitted to our complaints department, and they will contact the developer.
9 & 10	Q	I believe that the Dock By-law should be tabled until after the municipal election. We need more public consultation and need to learn more about the by-law before it is voted on.
	R	<p>The Municipality and Council have been working on this by-law for more than two years.</p> <ul style="list-style-type: none"> • An initial draft by-law was adopted by the Council and posted on the municipal website in August 2020 for public comment. • After twelve months of public feedback, the draft was updated and presented a second time to Council as a draft by-law in August 2021. • The updated draft by-law was once again published on the municipal website, granting residents of Chelsea an additional month to read and comment the final draft until tonight's council meeting.
11	Q	<p>Of particular interest to SAFE Chelsea are items including:</p> <ol style="list-style-type: none"> 1. Hiring and active transportation manager. 2. Creating a municipal active transportation advisory committee. 3. Establishing an annual municipal budget for active transportation.
	R	<ol style="list-style-type: none"> 1. We are presently evaluating the possibilities (full-time or part-time position, etc.) and a proposition will be brought when discussing the budget 2022 at the next Council meeting. 2. A by-law has been prepared in this regard, and it will be presented to Council. 3. During the meeting for the budget, this will be discussed, and Council will take position.
12	Q	Will Municipal Council be investing on traffic-calming measures, and support the safety for active transportation users on the sector of chemin du Lac-Meech?
	R	There is a resolution on the agenda tonight to authorize the installation of stop signs on the sector of chemins Lac-Meech, Dunlop, and la Promenade de la Gatineau.
13	Q	The Dock By-law has been changed four times, and now we are up at \$500.00 dock fee. Will you reconsider the \$500.00 dock fee?
	R	We have heard your concerns; we read the messages that we received; it will be discussed tonight for decision.
14	Q	<ol style="list-style-type: none"> 1. It was mentioned that residents paid \$200.00 to Hydro-Quebec for their dock or have in the past? 2. Hydro-Québec mentioned repeatedly to many residents that there was no such policy why?
	R	<ol style="list-style-type: none"> 1. Hydro-Québec was asking dock owners to have rental agreement, for \$200.00. 2. We are unable to answer for Hydro-Québec. Now that it is municipal land, we can legislate in this matter.



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15	Q	<p>1. How are you accommodating old residents without internet? We should hold-off the Dock By-law until after the election, and a second letter of information should be sent to older peoples.</p>
	R	<p>1. Information was sent in Chelsea newsletter up-dating people in the print form. There were consultations have been accessible, we received write-in, email, and phone calls. The Municipal Council will take in consideration your comments.</p>
16	Q	<p>1. Will the Municipality take the dock away at Farm Point?</p> <p>2. When will this by-law become into effect?</p>
	R	<p>1. No dock will be removed without a full analysis.</p> <p>2. The process will begin in January 2022 (if the Dock By-law is adopted tonight).</p>
17	Q	<p>1. Concerning the resolution on the community trail for the establishment of a working group: Will this be open to residents; will the agenda be published before; will be there a questions period; and will the minutes be posted?</p>
	R	<p>1. Yes, a resident representative will be a part of this working group. An email address has been established to answer all the citizens' questions; all the issues will be sent to this contact person to centralize the communication. Municipal committees are governed by regulation and working groups are not. The intention of this transition is to lighten the structure to be more responsive, more quickly.</p>